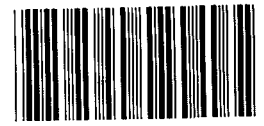


Enforcement Confidential / Privileged



335456

43125

PRIVILEGED

Park City Municipal Corporation
meeting with the
Environmental Protection Agency

Denver
December 14, 1994

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PARK CITY MUNICIPAL CORPORATION
AND
U.S. ENVIRONMENTAL PROTECTION AGENCY
MEETING AGENDA
DECEMBER 14, 1994

A G E N D A

12:30 P.M.

I INTRODUCTION

12:35 P.M.

II PARK CITY PRESENTATION

12:45 P.M.

III COMMENTS FROM ROBERT DUPREY AND EPA STAFF

12:55 P.M.

IV PARK CITY RESPONSE

1:00 P.M.

V DETAIL DISCUSSIONS:
A. BACKGROUND
B. EFFECTIVENESS OF EFFORTS
C. IVAN-SMITH ISSUE
D. FUGITIVE DUST ISSUE

VI CONCLUSIONS AND RECOMMENDATIONS

VII FUTURE ACTIONS

VIII ADJOURN

PARK CITY REPRESENTATIVES

BRAD OLCH. Mayor of Park City since 1990. Council member 1988-1990. Mr. Olch is the point of contact with Park City's legislative body.

Phone: 801-645-5007; FAX 801-645-5194

TOBY ROSS. City Manager of Park City since 1989. Previously employed by San Luis Obispo, California 1982-1990. Mr. Ross is the project leader and spokesperson for Park City.

Phone: 801-645-5007; FAX 801-645-5194

RON IVIE. Chief Building Official and Fire Marshall for Park City since 1980. Mr. Ivie was intimately involved in development and adoption of the Park City Landscaping Ordinance and is currently responsible for its administration. Mr. Ivie will coordinate the technical aspects of this project.

Phone: 801-645-5044; FAX 801-645-5194

JODI HOFFMAN. City Attorney for Park City since 1993. Previously employed by Tumwater and Tacoma, Washington. Mrs. Hoffman is the City's chief legal advisor for this project.

Phone: 801-645-5008; FAX 801-645-5194

Orientation

Park City is located in Summit County, Utah in the heart of the Wasatch Mountains, approximately 30 miles east of Salt Lake City. In 1869, an off-duty soldier discovered silver bearing quartz in the area of Park City, setting off a major silver mining boom. Mining and related activities provided Park City's economic base for more than 100 years, with the last commercial silver being produced in June of 1984. From the 1930's through the 1950's, the mining boom subsided due to a decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to convert Park City to a resort economy. Today, Park City is a year-round resort community with world renowned skiing as the center of activity, complemented during the year with a variety of other winter and summer related activities.

Tourism is the major industry in Park City, with skiing, lodging facilities, restaurants and resort-related construction contributing significantly to the local economy. Easy access to Salt Lake City has created a new role for Park City as a bedroom community. This role and the current economy has shifted emphasis to the construction of single family residential homes. During the 1994 fiscal year, approximately 86 percent of the \$79 million of construction value was in single family homes.

In the mid 1970's, the neighborhood known as *Prospector* began to develop into a significant commercial and residential district. Prospector is built on the site of an old tailings pond associated with an early mining and ore processing. Today, the area is essentially fully developed with more than 300 houses, 300 condominium units or hotel rooms, and numerous free standing commercial buildings in the area. In October of this year construction commenced on Silver Meadows Estates, a 49 unit housing project on one of the last large vacant parcels in Prospector.

In 1983, an agent of Park City "discovered" tailings in the course of soil stability studies. Soil test confirmed elevated levels of heavy metals causing Park City to embark on a decade-long effort to address the public health issues in the area. Park City has prepared a chronolgy of major events related to the Prospector area.

CHRONOLOGY

1900-1930	700,000 tons of tailings deposited in Prospector area
1940s	Pacific Bridge Co. reworks tailings (acid leached)
1970s	Residential and commercial development commences in Prospector neighborhood
1983	Tests indicate elevated levels of heavy metals in Prospector soils
1985	Prospector SID adopted EPA proposes Prospector as Superfund site Park City submits comments and rescores site below threshold for action
1986	Prospector exempted from Superfund list
1987	Three party testing agreement approved
1988	Prospector Landscaping Ordinance adopted
1989	EPA issues clarifying letter
1992	Park City sues property owners to achieve compliance Meetings with EPA and State Health on administrative controls
1994	Letter from EPA questioning effectiveness of regulation

Prospector

In the mid 1970s, the neighborhood known as *Prospector* began to develop into a significant commercial and residential district. The Prospector area is approximately 146 acres of mixed residential, visitor serving and service commercial uses. It is home to more than 600 permanent residents with accommodations for approximately 1000 visitors.

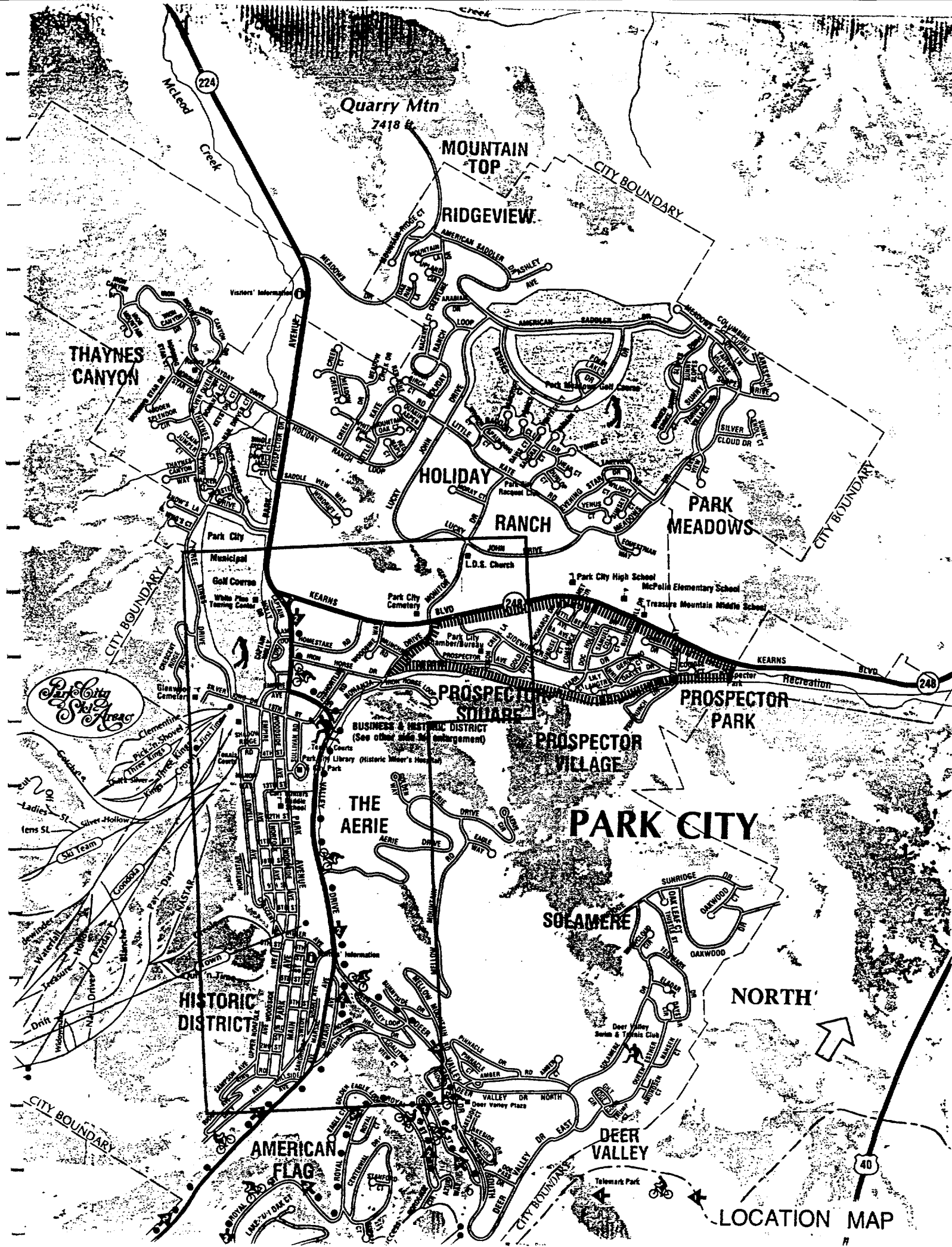
During the mid 1980s, a portion of the neighborhood (an 80-acre area known as the Silver Creek tailings) was the subject of intensive scientific investigations to determine the nature of and mitigations for any potential health risks. Interagency discussions and public review resulted in a three-pronged strategy: 1) public information and education; 2) special improvement districts to cap and landscape the area; and 3) the Prospector Landscape Ordinance (PLO) which established performance requirements and mitigation standards.

The investigation identified extensive tailings over much of the area covered by the PLO. The depth of tailings varies from a few inches on the west end to several feet at the east end. At that time much of the land was barren and exposed. Today, the area is 83 percent developed. More than three-quarters of the area has been mitigated by either capping, mitigation or covering with hard surfaces.

STATISTICS

	ACRES	PERCENT
AREA OF PLO	146.5	100.0
VACANT LAND	24.6	16.8
MITIGATED	108.4	74.0
COVERED	5.2	3.5
UNMITIGATED	32.9	22.5
SILVER MEADOWS	5.5	3.8

Total Residential Parcels	300
Developed Residential Parcels	260
Certified Residential Parcels	150



Quarry Mtn
7418 ft

MOUNTAIN
TOP

RIDGEVIEW

THAYNES
CANYON

HOLIDAY
RANCH

PARK
MEADOWS

PROSPECTOR
SQUARE

PROSPECTOR
PARK

PARK CITY

THE
AERIE

SOLAMERE

NORTH

DEER
VALLEY

AMERICAN
FLAG

HISTORIC
DISTRICT

LOCATION MAP



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION VIII

999 18th STREET - SUITE 500
DENVER, COLORADO 80202-2405

RECEIVED

MAR 6 1989

PARK CITY
MUNICIPAL CORPORATION

TO WHOM IT MAY CONCERN:

EPA, in cooperation with the Utah Department of Health and Park City, completed a comprehensive environmental evaluation of mine tailings in the Park City area. These studies were the equivalent of a Superfund Remedial Investigation and, therefore, we are confident in reaching the following conclusions:

1. EPA concurs with ATSDR's finding that there is no evidence of exposure to toxic metals such as lead, arsenic, or cadmium at levels believed to be harmful to current residents.
2. There are potential concerns with metals due to elevated levels in soils should extended exposure occur. However, no air quality or drinking water standards in the area have been exceeded.
3. Property which is effectively covered with top soil and maintained can adequately remediate and solve the potential problem of direct contact with tailings.
4. In our judgment, compliance with the Park City ordinance related to cover where metal levels are elevated can ensure protection of public health.
5. EPA believes that if Park City and its property owners implement EPA recommendations, there will be effective remediation to possible exposure. EPA sees no impediment to financial transactions involving properties that are remediated to prevent such exposure.


Robert L. Duprey, Director
Hazardous Waste Management Division



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION VIII

999 18th STREET - SUITE 500
DENVER, COLORADO 80202-2405

JUL 28 1988

Ref: 8HWM-SR

Ms. Arlene Loble
City Manager
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Dear Arlene:

We have completed work on the Ambient Air and Residential Characterization Report for Prospector Square. Our final report, a copy of which is enclosed, presents the background, methods, and results from all sampling conducted by EPA under the approved work plan for this phase of the Prospector Square field work. As you know, the second and remaining phase of the Prospector Square field work, addressing ground and surface water, will be covered in a report to be prepared by the Utah Department of Health.

EPA's enclosed study is the substantial equivalent of a remedial investigation; thus, we are confident in presenting recommendations to you that will prevent human exposure to heavy metals from the tailings in the Park City area. The findings and recommendations contained in this final air and soils report should be read and understood in light of the conclusions reached by the Agency for Toxic Substances and Disease Registry (ATSDR) at the conclusion of its extensive biological monitoring program in the Prospector Square community.

EPA conclusions are as follows:

1. EPA concurs in ATSDR's finding that there is no evidence of exposure to lead, arsenic, or cadmium at levels believed to be harmful among current residents in the study area.
2. There are potential direct contact and ambient air exposures posed by elevated levels of heavy metals in the Park City area. Specifically, our outdoor air study identified elevated levels of chromium, lead, zinc, and other metals in downwind samples compared to upwind samples. Although levels in the downwind samples were elevated, the overall levels of airborne contaminants were quite low and we can conclude that they do not present a public health hazard.
3. Our residential characterization study found the major area of contamination to be in the residential soils. The highest levels of lead, arsenic, and zinc in soil samples were consistently found at Prospector Square residences, the community closest to the exposed tailings. Lead levels were significantly

higher in the residential soils at Prospector Square compared to the other three zones in which samples were collected. It appears that property in Prospector Square that had been effectively covered, however, was within acceptable criteria and showed that additional remediation could solve the problem of direct contact with tailings.

4. Our analyses of residential airborne dust samples found most levels of metals either at or below the detection limit. Further, none of the levels of radon gas detected in the residences sampled was above the EPA action level of 4 picocuries per liter (pCi/l).

Thus, the major areas of metals contamination found are the exposed tailings area and some of the residential soils at Prospector Square and in Park City. The major exposure pathway from either of these sources is ingestion. EPA's recommendations for remediation focus on minimizing the exposure of Prospector Square residents to the exposed tailings and to the residential soils.

RECOMMENDATIONS

1. EXPOSED TAILINGS

a) As a temporary measure, the remaining exposed tailings should be covered with at least 6 inches of suitable cover. This will help reduce the exposure to the residents of Prospector Square, particularly those residents who live within 200 feet of the exposed tailings and who would be exposed more frequently and to higher concentrations than would residents who live farther from the tailings..

b) Depending upon the future use of the exposed tailings area, more permanent measures should be considered which would protect the integrity of the cover for the long term. A minimum of 2 feet of suitable cover with grass or native vegetation is recommended to ensure the effectiveness of the cover over the long term. Two feet of soil cover will minimize the concentration of elevated levels of metal contaminants which would be expected near the soil surface as a result of annual plant recycling of soil nutrients. The concentration of metals in the upper soil profile could, if unmitigated, reach toxic levels for plants, thus reducing overall vigor of the vegetation and accelerating the erosion process. An alternative to 2 feet of soil cover would be development of the property in a manner (i.e., buildings and pavement) that would effectively eliminate the potential for exposure from the tailings.

c) Measures such as building codes and safety practices would need to be taken during any construction or disturbance of the tailings area to minimize exposure to the workers or nearby

residents from fugitive dust.

d) Institutional controls are an additional means of ensuring that the integrity of the cover is maintained over the long term. Such controls should include zoning ordinances and/or covenants on the property to ensure that future owners are aware of the importance of maintaining the soil/vegetative cover.

2. RESIDENTIAL SOILS

The high levels of lead, arsenic, manganese, and zinc found in some of the residential soils can not be solely attributed to the levels of airborne contaminants migrating from the exposed tailings. The high level of contaminants in the residential soils is in part due to the tailings material underlying most of Prospector Square. We are concerned that individual landscaping practices may not ensure adequate cover of the tailings material at present or in the future. Activities such as gardening (both vegetable and flower) or the planting of bushes and trees could present a potential exposure pathway to the residents. Other activities that could present a possible exposure pathway to residents include construction, street repair, or utility maintenance.

a) EPA recommends further testing of residential soils to identify those areas with elevated levels of metals. Based on the results of such testing, a number of options may be considered to ensure adequate cover of the tailings. Residences where the yards have already been landscaped may be more limited in the options available.

b) EPA has at its disposal the means of testing the residential soils with a quick turnaround (1 day) time, should the city or residents wish to have further testing done. Additional soil capping efforts are recommended if surface soil samples (upper 1 inch) have lead levels in the range of 1000-2000 ppm (milligrams per kilograms of soil). If the surface soil levels are greater than 2000 ppm in a residential area after capping and other remedial efforts, those efforts are likely to have been ineffective and additional remedial activities are warranted. Additionally, if the soil levels are greater than 2000 ppm, we recommend that a survey of the priority pollutant metals be run and additional risk assessment analysis completed. Testing of soils using X-ray fluorescence scans would be an appropriate technique.

c) Additional soil cover up to 1 foot is recommended where high levels of metals occur in soils that are presently sodded with grass. A soil cover of 6 inches will break the human exposure pathway presented by the residential soils, but 6 inches of soil will not ensure long-term protection. If the grass in a landscaped yard is currently showing signs of stress (not due to a lack of watering or maintenance), the possibility of

insufficient suitable soil cover for the grass roots must be considered. For yards that are not yet landscaped, residents may wish to consider placing up to 2 feet of suitable soil cover over the tailings material. We also recommend the addition of limestone or a similar calcium carbonate enrichment to the soil as a means of minimizing the effects of high metal concentrations.

For those vacant lots that were covered with 6 inches of suitable soil cover under the Special Improvement District authority, EPA considers that measure to be a temporary measure until the lots are developed. EPA assumes that that cover will be maintained. At the time that the lots are developed, measures will need to be taken during construction to minimize exposure to the nearby residents and to the workers. Additional soil cover up to 2 feet on these undeveloped lots should be considered as part of any landscaping effort.

d) Generally, for flower or vegetable gardening, the practice of turning over the soil would not disturb more than 1 foot of cover. However, for trees or bushes, additional soil material is generally excavated during landscaping. Particular care should be taken in digging up tailings material in such locations to ensure that such material is not mixed with suitable soil material or placed at the surface. To ensure healthy trees and bushes, a resident may wish to consider the selection of species with a high tolerance to metals such as lead, cadmium, zinc, or manganese. At the time of planting trees or bushes, the excavation of additional material and replacement with suitable soil material may be desirable to ensure an adequate supply of suitable material for rooting as the plant grows. However, the disposal of this "tailings" material in an appropriate place needs to be assured.

The evaluation for the potential effects of the metals upon plant growth are much more variable. However, the human health criteria will also generally be protective to plants. At this particular site, metals other than lead will likely be the offending agents. Zinc and copper are likely candidates with additional effects expected from the remaining metals. We recommend that, in areas with stressed vegetation after capping or other remedial efforts, additional sampling be conducted. We recommend that the soil samples be composited from the surface to a depth of 24 inches. Testing of the soils using X-ray fluorescence scans would be appropriate.

e) Institutional controls are an additional means of ensuring that the integrity of the cover is maintained over the long term. Such controls should include zoning ordinances and/or covenants on the property to ensure that future owners are aware of the importance of maintaining the soil/vegetative cover.

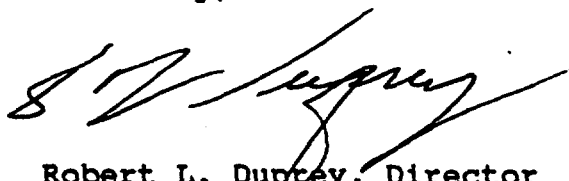
The above measures are recommended as a means of remediating the resident's exposure to elevated levels of metal contaminants posed by the exposed tailings area and by the residential soils. By covering the exposed tailings and increasing the soil cover of the yards, the potential for exposure through ingestion or inhalation can be significantly reduced. Following implementation of the above recommendations or other measures deemed appropriate, EPA recommends that the City or State conduct additional monitoring to ensure the effectiveness of these measures.

Specifically, we are hopeful that enforceable ordinances or other regulatory mechanisms can be put in place by Park City to ensure the effectiveness and longevity of actions taken to isolate the residents of Prospector Square from the metals of concern. Such ordinances should ensure the protectiveness of the remedial actions taken even as property is transferred over time.

EPA believes that, if Park City and its property owners implement these recommendations, there will be effective remediation to possible exposure to heavy metals found in tailings at and around the Prospector Square area. EPA does not create liability; therefore, we cannot remove liability. However, EPA can state that it sees no impediment to financial transactions involving properties remediated in accordance with the above recommendations.

EPA appreciates your patience throughout the course of our studies and we hope that our recommendations will lead to a more healthy environment for the residents of Park City, Utah.

Sincerely,



Robert L. Duprey, Director
Hazardous Waste Management Division

Enclosure

cc: B. Bradford, UDH

*bands - bands paid
off cause work
done - was used to
pay for remediation*

PUBLIC INFORMATION PROCESS

*Finance
District*

● Special Improvement District

1985

All affected property owners notified

Property owners petitioned City to establish district

Numerous public hearings and media coverage

- Annual homeowners meetings to review progress and field questions
- All builders in Prospector are given the ordinance and explanation
- Ordinance amendments: notice and public hearings

11-15-2. MINIMUM COVERAGE WITH TOPSOIL. All real property with the Area must be covered and maintained with a minimum cover of 6" of approved topsoil over mine tailings except where such real property is covered by asphalt, concrete or permanent structures or paving materials. Parking shall be restricted to impervious surfaces.

- Contractor and inspector training
- Media reports

*new
change to
reg.*

SPECIAL IMPROVEMENT DISTRICT

- **Location (see Prospector Map)**
- **Process**

Notice, hearings, district formation

Ordinance was a result of hearings and consultations with EPA and State Health Department, based on California action model

Two levels of remediation: commercial and residential

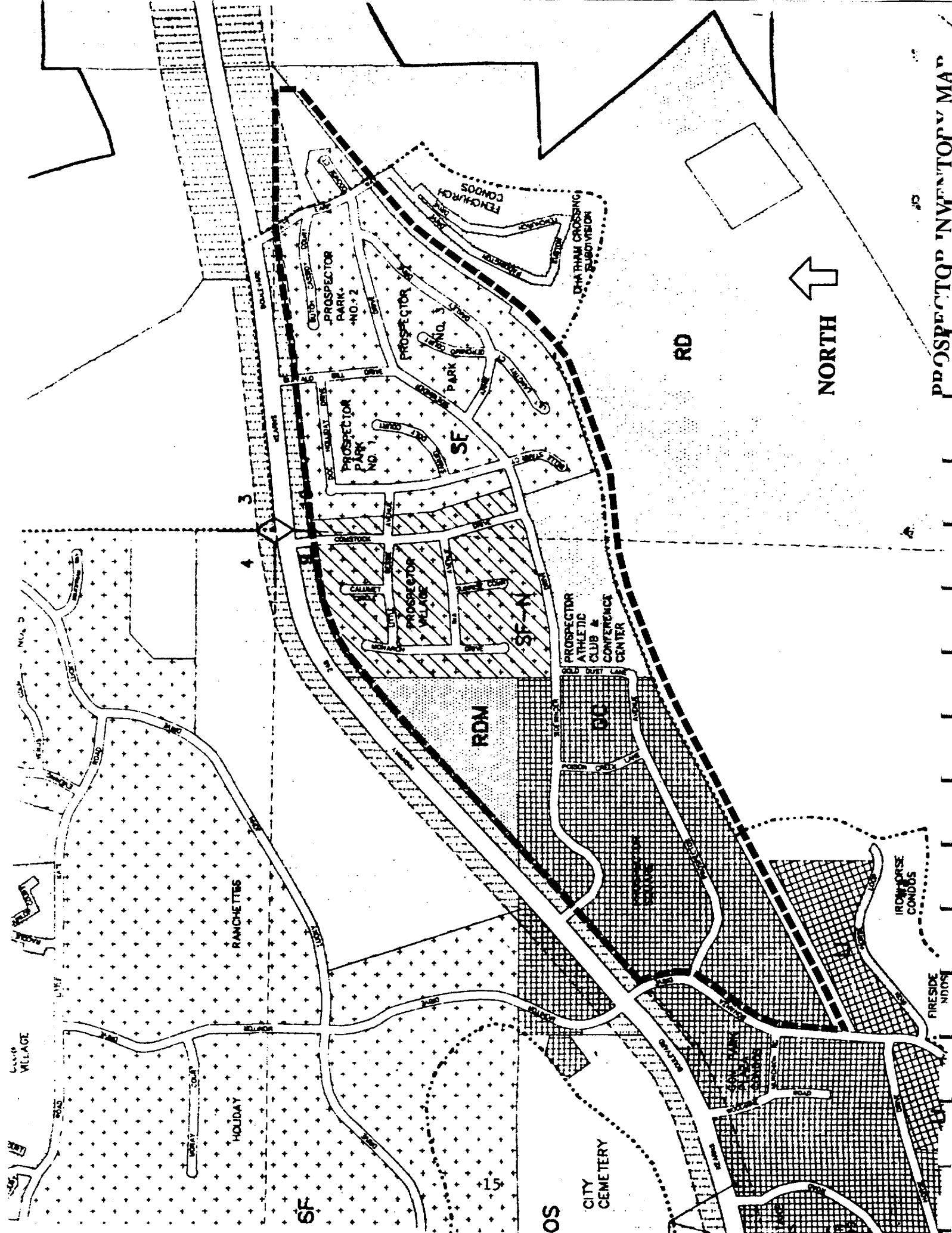
Residential: six inch clean fill cap and seeding; mow for two years

Commercial: higher landscaping requirements than residential

- **Cost: \$1.36 million**
- **Effectiveness**

100% of the vacant properties sapped

EPA concurrence in effectiveness: Duprey letters of 1988 and 1989



NORTH

RD

PROSPECTQ² INVENTOP² MA²

PROSPECTOR LANDSCAPING ORDINANCE

11-15- 2. MINIMUM COVERAGE WITH TOPSOIL. All real property within the Area must be covered and maintained with a minimum cover of 6" of approved topsoil over mine tailings except where such real property is covered by asphalt, concrete or permanent structures or paving materials. Parking shall be restricted to impervious surfaces.

11-15- 3. VEGETATION. All areas in the Area where real property is covered with six inches or more of approved topsoil must be vegetated with plant material suitable to prevent erosion of topsoil.

11-15- 4. ADDITIONAL LANDSCAPING REQUIREMENTS. In addition to the minimum coverage of topsoil requirements set forth in Section 4 and the vegetation requirements set forth in Section 5, the following additional requirements shall also be applicable:

(A) Flower or vegetable planting bed at grade - All flower or vegetable planting beds at grade shall be clearly defined with edging material to prevent edge drift and shall have a minimum depth of 24" of approved topsoil so that tailings are not mixed with the soil through normal tilling procedures. Such topsoil shall extend 12" beyond the edge of the flower or vegetable planting bed.

(B) Flower or vegetable planting bed above grade -All flower or vegetable planting beds above grade shall extend a minimum of 16" above the grade of the 6" of approved topsoil cover and shall contain only approved topsoil.

(C) Shrubs and Trees - All shrubs planted after the passage of this Chapter shall be surrounded by approved topsoil for an area which is three times bigger than the rootball and extends 6 inches below the lowest root of the shrub at planting. All trees planted after the passage of this Chapter shall have a minimum of 18" of approved topsoil around the rootball with a minimum of 12" of approved topsoil below the lowest root of the tree.

11-15- 5. DISPOSAL OR REMOVAL OF Area SOIL. All soil disturbed or removed from Area, unless a representative sample tested at a State certified laboratory determines the soil is not a hazardous waste, shall be disposed of only at a facility approved by the Utah State Department of Health, or covered on site with six inches of approved topsoil and re-vegetated as required by this Chapter.

11-15- 6. DUST CONTROL. Contractor or owner is responsible for controlling dust during the time between beginning of construction activity and the establishment of plant growth sufficient to control the emissions of dust from any site. Due care shall be taken by the contractor or owner, to protect workmen while working within the site from any exposure to dust emissions during construction activity by providing suitable breathing apparatus or other appropriate control.

11-15- 7. CERTIFICATE OF COMPLIANCE. Upon application by the owner of record or agent to the Park City Building Department and payment of the fee established by the department, the Park City Building Department shall inspect the applicant's property for compliance with this Chapter. When the property inspected complies with this Chapter, a Certificate of Compliance shall be issued to the owner by the Park City Building Department.

11-15- 8. DISPOSAL. Any work that produces excess tailings not contained on the site, according to the standards set forth in this Chapter, must have a representative sample of the soil to be transported off the site tested by a State certified laboratory to determine if it is hazardous waste. If the excess soil is determined to be a hazardous waste, it must be transported to a disposal facility approved by the Utah State Health Department. Any work causing tailings to possibly be regenerated to the surface, such as digging, must collect and properly dispose of the tailings, either on site according to the standards set forth in this Chapter or off site as required by this Chapter and state and federal law.

11-15- 9. ENFORCEMENT. With the exception of new construction, which shall be inspected and required to comply in accordance with other City permitting and inspections, this Chapter shall be enforced through voluntary requests for inspections to obtain Certificates of Compliance. If a request is made for the Certificate of Compliance as set forth in Section 11-16-7, then the owner of the property shall be required to comply with the standards set forth in this Chapter.

11-15-10. WELLS. All wells for culinary irrigation or stock watering use are prohibited in the Area.

11-15-11. FAILURE TO COMPLY WITH CHAPTER. The failure to landscape, maintain landscaping, control dust or dispose of tailings as required by this Chapter shall constitute a public nuisance as determined by the City Council of Park City.

CONSTRUCTION CONTAINMENT EFFORTS

- Builders must come to the city for plan check review
- Prospector Landscaping Ordinance is distributed at this time and made an official part of the plan check review procedure
- Construction activity is monitored by the City's building inspectors
- Typical construction site

excavated material retained on site

stockpiled material covered

finished site capped and landscaped

site tested before certificate of occupancy issued

example: 2164 Monarch

1. building permit application 6/15/93
2. Plan check correction sheet 7/93
3. Inspection comment 10/25/94
4. Soil test results 11/7/94

*Date of Application 6/15/93 *Date Worked ASAP Receipt No. 11492 issued 6/15/93 Permit Number 779

*Proposed Use of Structure Residence - rental duplex

*Bldg. Address 2164 Monarch

*Address Certificate No.

Assessors Parcel No.

*Lot # 79 *Block 1 *Subd. Name & Number Prospectors Village

*Property Location Park City

☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft.

Total Bldg. Site Area Used

*Owner of Property

Dana

Phone

Andrew Volkman - Fleming 645-8519

*Mailing Address

P.O. Box 682002

Park City 84068

*Business Name Address

Business Lic. No.

*Architect or Engineer

Phone

Empirical Design Studio 942-7649

*General Contractor

5/16/94

Haren

Phone

~~Richard Francis~~ 5501

22334229647 0625

*Business Address

4305 W. Hillen

*State Lic. No.

*City Lic. No.

*Electrical Contractor

Phone

Alpine Electric

*Business Address

Park City UT

*State Lic. No.

*City Lic. No.

*Plumbing Contractor

Phone

Berger Mech

*Business Address

Murray UT

*State Lic. No.

*City Lic. No.

*Mechanical Contractor

Phone

Affiliated Services

*Business Address

Bountiful UT

*State Lic. No.

*City Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.)

Vacant lot

*Dwell. Units Now on Lot

*Accessory Bldgs. Now on Lot

*Type of Improvement/Kind of Const.

☐ Sign ☒ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces:

Covered 4 Uncovered 2

SUB-CHECK

Zone

SF-N

Zone Approved By

JL

Disapproved
Approved

Date 6/15/93

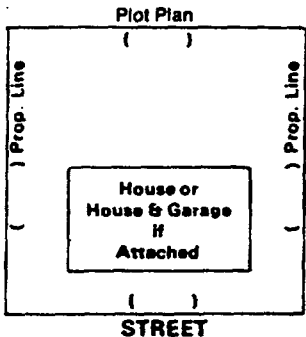
Sub-Ck. By JL

Minimum Setbacks in Feet

Front	Side	Side	Rear
20	5	5	15

Indicate Street
If Corner Lot

Indicate
North



STREET

BUILDING FEE SCHEDULE

Square Ft. of Building	3036*	Valuation	211,189.40
<input type="checkbox"/> Rough Basement		Building Fees	1583 92
<input type="checkbox"/> Finish Basement		Plan Check Fees	829 55
Carport sq. ft.		Water Conn.	828 50
Garage sq. ft.	866*	Reinspection	
Type of Bldg.	UN	1% State	15 84
No. of Bldgs.	1	Water Dev.	2457 00
No. of Stories	2	Water Meter	300 00
No. of Bedrooms		Impact #162	4223 79
No. of Dwellings	2		
Type of Construction			
<input type="checkbox"/> Frame <input type="checkbox"/> Brick Var.			
<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel			
Max. Occ. Load			
Fire Sprinkler <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Total	10,238 60

Special Approvals	Required	Received	Not Req.
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer Receipt # 14304			
City Engineer (off site)			
Gas			
Comments: provide 8' x 8' color 1' gnt appra.			
Arrive re installation			
Set slab on ground			
Set # 7457			
200.00 block design			
Land Use Cert. excavation # 7445			
Electrical Dept.			
HiBack C.G. & S.			
Other: 100' 100' 100' 100' 100' 100'			
Bond Required <input type="checkbox"/> Yes <input type="checkbox"/> No		Amount	2000

This application does not become a permit until signed below.

Plan Shk OK by [Signature] Date 6/15/93
Signature of Approval [Signature] Date 6/15/93

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* [Signature] 6/15/93
Signature of Contractor or Authorized Agent Date

* Signature of Owner (if owner) (Date)
Census Tract. Traffic Zone Coordinate Ident. No.
New S.L.U. Code No. Old S.L.U. Code No.
Certificate of Occupancy

NOTE: 24 hours notice is required for all inspections.

7/93

PLAN CHECK AND CORRECTION SHEET

NOTE: This check list is compiled for plan checking purposes for use by the Division of Building Inspection. The information contained herein will also provide condensed construction information for design and job use. This check list is not intended to indicate any change in any building code or ordinance by inference or omission. A circle around a check list number indicates an incorrect detail, or insufficient information. Please make the corrections on the plan indicated by the number in the circle of the check list before the permit is issued. Any indicated correction not made or construction detail not shown will be assumed to be installed in accordance with the applicable codes. In the event you desire to use alternate materials or methods of construction after the permit is issued, please bring your copy of the approved plans to the Department of Building Inspection and have the changes made thereon together with the copy of plans on file with that department.

LOG NUMBER: 112-93BUILDING ADDRESS: 2164 Monarch Drive

OWNER'S NAME: _____

BUILDING FEE SCHEDULE

Square Feet of Building	<u>3036</u>	Type of Building	<u>IV</u>
Rough Basement	_____	Occupancy Group	<u>R3</u>
Finished Basement	_____	No. of Stories	<u>2</u>
Garage	<u>866</u>	No. of Levels	<u>2</u>
Deck/balcony	_____	Other	_____

Evaluation _____ Total Fees _____

Elevation _____ Ground Snow Load _____ Exposure Coefficient _____

Plan Check by J.H. 1993 UNIFORM BUILDING CODE

① Place correct construction street address, owner's name, designer's name and stamp or engineer's name and stamp on plans. Any residential structure over 2 stories or any structure with 4 or more residential units in it and all commercial buildings require an engineer or architects stamp.

2. Submit two complete sets of plans showing:

- | | |
|--------------------|----------------------------|
| A. Plot Plan | E. Specifications |
| B. Floor Plan | F. Construction Details |
| C. Foundation Plan | G. Heat Loss Calculations |
| D. Elevations | H. Structural Calculations |

3. Provide a grading plan showing the relative elevation of the foundation as it relates to the curb and gutter and relationship of the home to finish grade.

4. On the plot plan, label all existing and proposed streets, alleys and adjacent property. Show distances to side, front, and rear property lines.

5. Show size of lot on plot plan to conform to legal description.

6. Verify type of soil at job site. The classification of the soil at each building site shall be determined when required by the Building Official. The Building Official may require that this determination be made by an engineer or architect licensed by the State to practice as such. When expansive soils are present, special provisions may be required in design of foundations - 2904 (b).

7. Show compliance with the provisions of Chapter 70, showing drainage away from house at all points to a public way, but not allowing drainage to go onto any neighbors property.

8. We need certification from a registered professional engineer or architect that the proposed development is in compliance with flood plain ordinance.

9. Show on plans how you are going to comply with Ordinance No. 88-11, i.e.: maintenance and soil cover in Prospector.

10. Show location of trash container on site plan for construction trash.

11. Show all proposed and existing buildings on plot plan and identify.

FOUNDATION PLAN

12. Show footings minimum 40" below finish grade.

13. Specify concrete mix, minimum compressive strength 3000 p.s.i. -2625(c) 5.A.

PLAN CHECK: ITEM #1.

OWNER: DENA FLEMING

PROJECT ADDRESS:

2164 MONARCH DRIVE
PARK CITY, UTAH



PLAN CHECK: ITEMS 3-9

NOTES:

1. ALL GRADES SHALL BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
2. ALL FINISH GRADING SHALL PROVIDE A MIN. SLOPE OF 2% FOR 10'-0" AWAY FROM FOUNDATION LINE. ALL GRADING SHALL DIRECT DRAINAGE ONLY TO APPROVED DRAINAGE EASEMENTS AND SHALL NOT BE DIRECTED ONTO ADJACENT PROPERTIES.

-
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO OBTAIN A COPY OF ORDINANCE NO. 88-11. GENERAL CONTRACTOR SHALL VERIFY WITH BUILDING OFFICIAL AS TO PROPER GRADING, MAINTENANCE, AND SOIL COVER REQUIRED IN THE PROSPECTOR SUPVISION.

COMMENTS

Duplex party walls

Day wall separator wall's 5/8 X

OK to step up both walls

Fire Block at Top Plate & Every 10 ft

L.O.S. Fence must be of

→ + Disturbed soil taken carefully or a stop work without Issued

56093

Signed

Park City Building Inspector

CHEMTECH/FORD

ANALYTICAL LABORATORIES

DATE: 11/07/94

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-100820

SAMPLE: SOIL SAMPLE COLLECTED 11-03-94 RECEIVED 11-3-94 FOR LEAD
ANALYSIS ON RUSH BASIS.
2162-64 MONARCH

	Results	Method Detection Limit
Lead Pb mg/kg EPA 6010	12.8	2.000


FORD ANALYTICAL LABORATORIES

* ND - None Detected Above Specified Detection Limit *

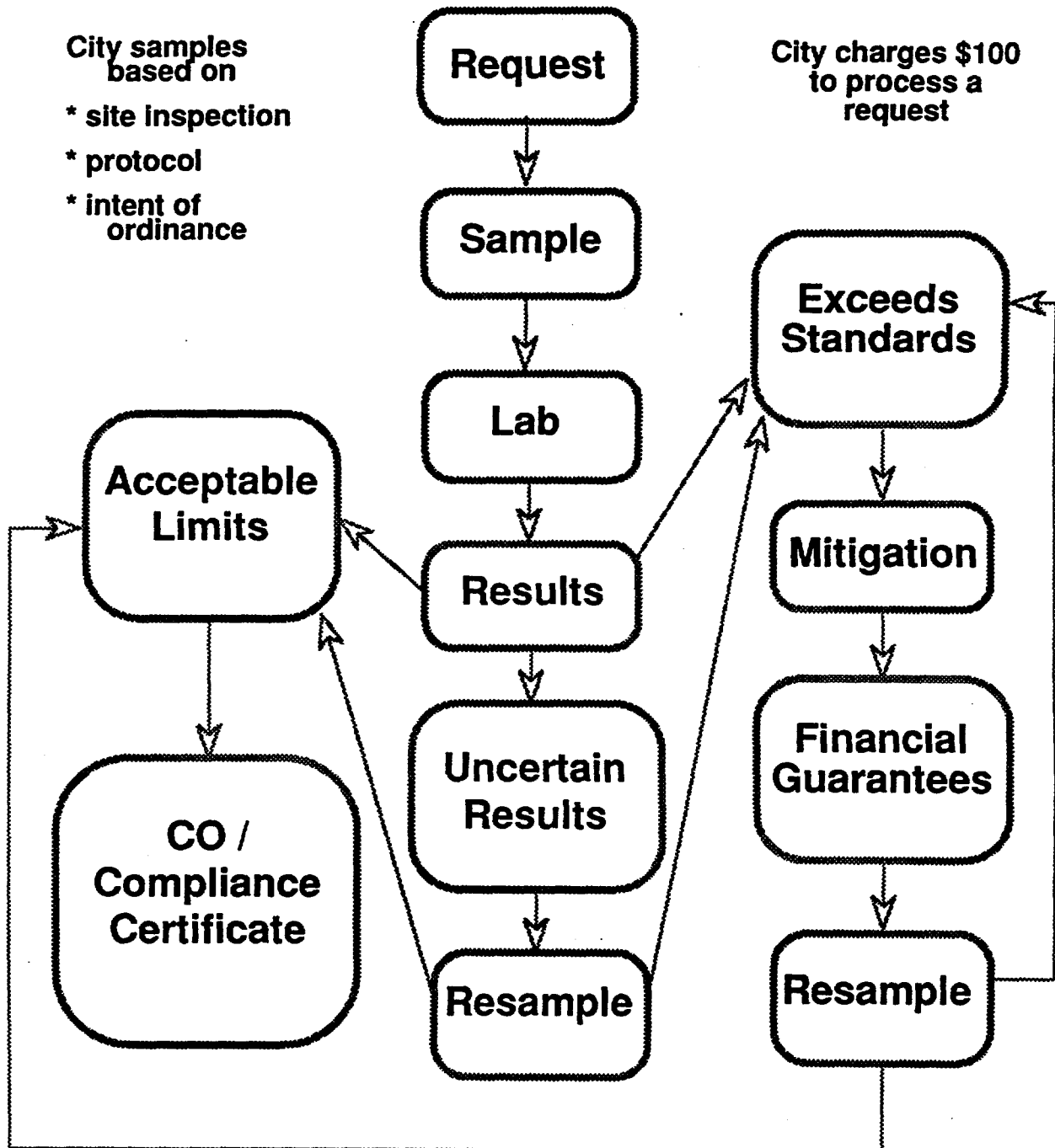
PROCEDURES FOR TESTING SOIL AT PROSPECTOR

1. Use only clean equipment. Be sure that the collection equipment is washed before each use.
2. Be sure the sample is placed in a clean container and is marked with all the pertinent information such as, address, lot number, and owner or applicant name.
3. Be sure to maintain charge of custody on the sample until it is receipted into the lab and on return of the lab report verify the custody information from the report to the sample.
4. The sample should represent the real conditions on the property, so take not less than four and as many samples as needed. If there are unusual conditions on the property that may indicate a special problem as to possible exposure, test it separately (i.e., sand lots, gardens or similar type uses).
5. Keep a site plan of where you tested the site and include a statement on the plan as to any unusual areas and number your samples so on return you can correlate from the site to the lab results.
6. At lease once in ten samples send a split to another lab to verify the results we are getting from the primary lab of our choice.
7. Any lab we use for this work must be state and EPA approved.
8. Due to the use of slag and sale in road deicing in the winter, avoid testing in areas that are likely to be influenced by this condition, such as next to the gutter.
9. Be sure of the report before issuing any results. If there seems to be some problem, verify it before reporting, even if this results in retesting.
10. If the sample tests are in conformance with the ordinance, issue the compliance certificate, if not issue a correction order with a reasonable time limit of correction depending on the results, the site conditions and time of year.
11. Take pictures of site.

CERTIFICATE OF COMPLIANCE PROGRAM

- At the request of property owners
- Soil on site is sampled
- Site mitigated commensurate with sampling data
- Certificate of compliance issued upon satisfactory mitigation

Certificate of Compliance / Occupancy



CHEMTECH • FORD

ANALYTICAL LABORATORIES

Chemical and Bacteriological Testing

DATE: 11/28/94

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-105340

SAMPLE: SOIL SAMPLE RECEIVED 11-22-94 FOR LEAD ANALYSIS.
2207 COMSTOCK, PROSPECTOR LOT #58

Results	Method Detection Limit
---------	---------------------------

Lead Pb mg/kg EPA 6010

429.

2.000

FORD ANALYTICAL LABORATORIES

ND - None Detected Above Specified Detection Limit *

CERTIFICATE OF COMPLIANCE

This certifies that the property described as:

Lot 58 Prospector Village / 2207 Comstock

has been inspected by the Park City Building Department for compliance with Ordinance 88-11, the Prospector Landscaping and Maintenance of Soil Cover Ordinance.

The results of the inspection are as follows:

No lead levels in the topsoil (not covered by asphalt, concrete, buildings or structures or paving materials) tested exceeded the 1000 ppm level Standard method 15th edition 302 (nitric acid digestion) analysis by atomic Absorption Spectrometer Standard Method 303. Results reported as dry weight.

A visual inspection of the subject property found that there appeared to be sufficient vegetation suitable to prevent erosion of topsoil and that trees, shrubs, flower, and vegetable beds, if any, planted after the effective date of the ordinance, appear to meet the standards of the ordinance.

There were no wells on the subject property in violation of the ordinance. This property is found to be in compliance with ordinance 88-11.

DATED: this 28th day of November, 19 94.


Building Official

COMPLAINT/ENFORCEMENT PRACTICE

- Complaint or observation
 - 9 out of 10 from observation
- Inspection by building department
- Notice of violation sent (see decision tree)
 - most complaints are simply resolved by sending an inspector
 - if required, City will sue to get compliance
- Mitigation/correction
- Release to proceed

ENFORCEMENT EXAMPLE 2210 MONARCH

1. Building permit application 6/21/93
2. Inspection comments 11/16/93 soil test required
3. Soil test taken 11/17/93
4. Inspection comment soil test required 12/1/93
5. Test results fail 12/2/93
6. Letter requiring remediation 12/9/93
7. Test results fail 5/18/94
8. Inspection comments 7/7/94 enforcement
9. Letter requiring remediation 7/11/94
10. Test results pass 8/25/94
11. Test results pass 10/10/94

* Date of Application 6-21-93		Date Work S. ASAP		Receipt No. 13354		Issued 7/27/93		Permit Number 7560									
* Proposed Use of Structure SFR				1942 BUILDING FEE SCHEDULE													
* Bldg. Address 2210 MONARCH				Square Ft. of Building		Valuation 141,450.90											
* Address Certificate No.				Assessors Parcel No.		<input type="checkbox"/> Rough Basement		Building Fees 1000 88									
* Lot # 73				* Subd. Name & Number PROSPECTOR VILLAGE		<input type="checkbox"/> Finish Basement		Plan Check Fees 489 57									
* Property Location 1210 MONARCH				<input type="checkbox"/> If metes and bounds see instructions		Carport sq. ft. 56		Water Conn. 967 50									
* Total Property Area - In Acres or Sq. Ft.				Total Bldg. Site Area Used 1941.875		Garage sq. ft. 528		Reinspection									
* Owner of Property RAY SANTA MARIA				Phone 649-9880		Type of Bldg. VN		Occ. Group R-3									
* Mailing Address 2307 DOC HOLIDAY				City PARK CITY		No. of Bldgs.		R. Value									
* Business Name Address SAME				Business Lic. No.		No. of Stories 2		Walls									
* Architect or Engineer MARK ANDREWS				Phone		No. of Bedrooms		Roof									
* General Contractor RSM CONSTRUCTION				Phone 649-9887		No. of Dwellings		Type of Construction									
* Business Address 2307 Doc Holiday				* State Lic. No. 93-262782		* City Lic. No. 3314		<input type="checkbox"/> Frame <input type="checkbox"/> Brick Var. <input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel									
* Electrical Contractor				* Phone		Max. Occ. Load		Fire Sprinkler <input type="checkbox"/> Yes <input type="checkbox"/> No									
* Business Address ALPINE ELA				* State Lic. No.		* City Lic. No.		Total 8392 58 Special Approvals Board of Adjustment Health Dept. Fire Dept. Soil Report Water or Well Permit Traffic Engineer Flood Control Sewer Receipt # 14230 City Engineer (off site) Gas									
* Plumbing Contractor				* Phone		Comments: \$200 dep. paid		Required Received Not Req.									
* Business Address				* State Lic. No.		* City Lic. No.		Bond Required <input type="checkbox"/> Yes <input type="checkbox"/> No Amount									
* Mechanical Contractor				* Phone		This application does not become a permit until signed below.		Plan Chk. OK by R/PMK									
* Business Address				* State Lic. No.		* City Lic. No.		Signature of Approval R/PMK Date 7/29/93									
* Previous Usage of Land or Structure (Past 3 yrs.)				* Assessor Bldgs. Now on Lot		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.		Signature of Contractor or Authorized Agent Ray Santa Maria Date 6-21-93									
* Dwell. Units Now on Lot				* Assessor Bldgs. Now on Lot		Signature of Owner (if owner) Ray Santa Maria Date 6-21-93		Census Tract. Traffic Zone Coordinate Ident. No.									
* Type of Improvement/Kind of Const.				* Assessor Bldgs. Now on Lot		New S.L.U. Code No. Old S.L.U. Code No.		Certificate of Occupancy									
<input type="checkbox"/> Sign <input type="checkbox"/> Build <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Convert Use <input type="checkbox"/> Demolish				* Assessor Bldgs. Now on Lot		SUB-CHECK Zone E-N Zone Approved By JL		Disapproved 6/21/93 Approved 6/21/93 Sub-Ck. By JL									
* No. of offstreet parking spaces:				* Assessor Bldgs. Now on Lot		Minimum Setbacks In Feet		Plot Plan									
Covered Uncovered				* Assessor Bldgs. Now on Lot		<table border="1"> <tr> <th>Front</th> <th>Side</th> <th>Side</th> <th>Rear</th> </tr> <tr> <td>20</td> <td>10</td> <td>5</td> <td>10</td> </tr> </table>		Front	Side	Side	Rear	20	10	5	10	() Prop. Line () Prop. Line () STREET	
Front	Side	Side	Rear														
20	10	5	10														
Indicate Street If Corner Lot				* Assessor Bldgs. Now on Lot		Indicate North		Note: 24 hours notice is required for all inspections.									

Property Address 2210 Monarch Lot No. _____ Date 11-16-93

Contractor R.S.M. Time _____

Permit No. 7560

Inspection Kind
☐ COMM.
☒ RES.
☐ BLDG.
☐ MECH.
☐ SPECIAL
☐ ELEC.
☐ ZONING
☐ FIRE SPRINKLER
☐ PLBG.
☐ PREINSPECTION
☐ HOUSING

Reason for Inspection
☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

☐ grading ☐ struct. steel ☐ underground ☐ flush test
☐ footings ☐ masonry ☐ insulation ☐ pressure test
☐ foundation ☐ columns ☐ drywall ☐ water meter
☐ retain wall ☐ frame ☐ susp. ceiling ☐ laterals
☐ slab ☐ rough ☐ trusses ☐ final
☐ rebar ☐ nailing ☐ power ☐ other

RESULTS OF INSPECTION

see comments for explanation

☒ WORK APPROVED

☐ WORK IN VIOLATION

☐ WORK INCOMPLETE

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Need Revised Plans Approved
☐ Building inaccessible/locked. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work

☐ Obtain Building, Elect., Plumbing, Mechanical Or Applicable Permits Reinspect

COMMENTS

(1) Landscaping Complete Except For area of Disturbance
 (2) Need Soils test
 (3) Need Public Improvement Inspection
 (4) Garage man door needs soft closer + justify 20 min rating
 (5) Need Landscaping on Rear Porch to meet code

OK For Temp. L.O.

For 7 days

To comply with Items above

Ken will do soils test & check on disturbed area (the soil tested at area was clean & free of all vegetation)

54785

Signed

Park City Building Inspector

PHONE (801) 645-5040

Property Address

2210 Monarch North empty area

Lot No.

Date 11-17-95

Contractor

Time 2:50

Permit No.

Reason for Inspection

☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind

☐ BLDG. ☐ ELEC. ☐ PLBG. ☐ COMM. ☐ MECH. ☐ ZONING ☐ PREINSPECTION ☐ RES. ☐ SPECIAL ☐ FIRE SPRINKLER ☐ HOUSING

☐ grading ☐ struct. steel ☐ underground ☐ flush test
☐ footings ☐ masonry ☐ insulation ☐ pressure test
☐ foundation ☐ columns ☐ drywall ☐ water meter
☐ retain wall ☐ frame ☐ susp. ceiling ☐ laterals
☐ slab ☐ rough ☐ trusses ☐ final
☐ rebar ☐ nailing ☐ power ☐ other

RESULTS OF INSPECTION

see

comments for explanation

☐ WORK APPROVED

☐ WORK IN VIOLATION

☐ WORK INCOMPLETE

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Need Revised Plans Approved
☐ Building inaccessible/locked. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work

☐ Obtain Building, Elect., Plumbing, Mechanical Or Applicable Permits

COMMENTS

4 samples taken approx 4 corners in 10' from fence

COMMENTS

Work site of driveway out 4' from house
 Front planter area in North west corner of lot
 west side south side corner at 3' from west side
 west planter. in front on south side planter
 under soil front by sidewalk by way up
 under soil north side of sidewalk between walk &
 planter 1/2 way between house & street

48579

Signed

Park City Building Inspector

33

48578

Signed

Park City Building Inspector

Property Address

2210 March

Lot No.

Date

12-1-93

Contractor

RSM

Time

Permit No.

7560

Reason for
Inspection☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection

Kind
☐ COMM.
☒ RES.☒ BLDG.
☐ MECH.
☐ SPECIAL☐ ELEC.
☐ ZONING
☐ FIRE
SPRINKLER☐ PLBG.
☐ PREINSPECTION
☐ HOUSING

<input type="checkbox"/> grading	<input type="checkbox"/> struct. steel	<input type="checkbox"/> underground	<input type="checkbox"/> flush test
<input type="checkbox"/> footings	<input type="checkbox"/> masonry	<input type="checkbox"/> insulation	<input type="checkbox"/> pressure test
<input type="checkbox"/> foundation	<input type="checkbox"/> columns	<input type="checkbox"/> drywall	<input type="checkbox"/> water meter
<input type="checkbox"/> retain wall	<input type="checkbox"/> frame	<input type="checkbox"/> susp. ceiling	<input type="checkbox"/> laterals
<input type="checkbox"/> slab	<input type="checkbox"/> rough	<input type="checkbox"/> trusses	<input type="checkbox"/> final
<input type="checkbox"/> rebar	<input type="checkbox"/> nailing	<input type="checkbox"/> power	<input type="checkbox"/> other

RESULTS OF
INSPECTIONsee
comments for
explanation☒ WORK
APPROVED☐ WORK
INCOMPLETE☐ WORK IN
VIOLATION☐
☐ make necessary corrections
☐ reinspection required
☐ reinspection fee required
prior to reinspection

☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be
inspected at next regular inspection
☐ UNABLE TO MAKE INSPECTION
☐ Cannot locate structure or unit.
☐ Building inaccessible/locked.

☐ Need Revised Plans Approved
☐ Approved plans not available.
☐ Issued Stop Work Order, Do Not Proceed With Work☐ Obtain Building, Elect., Plumbing, Mechanical Or Applicable Permits

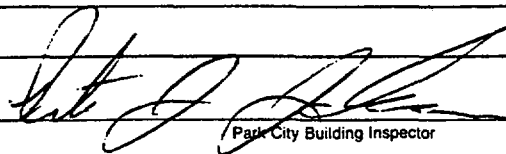
COMMENTS

→ Complete soil's Test, Adjacent soil disturbed
+ vegetation removed.
Need Public Improvement Inspection

OK For Temp C.O. until
Spring, 94

55057

Signed



Park City Building Inspector

FORD ANALYTICAL LABORATORIES

CHEMICAL AND BACTERIOLOGICAL ANALYSIS

DATE: 12/02/93 CERTIFICATE OF ANALYSIS

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

93-255050

SAMPLE: SOIL SAMPLE FROM 2210 MONARCH COLLECTED 11-17-93, 14:50
RECEIVED 11-17-93 FOR LEAD ANALYSIS.

	Results	Method Detection Limit
=====		
- TOTAL METALS mg/kg		
Lead Pb SW 6010	→ 2800	5.00
Temp. deg C at Receipt	8	


FORD ANALYTICAL LABORATORIES

* ND - INDICATES NONE DETECTED *

** < - INDICATES THE SMALLEST QUANTITY DETECTABLE DUE TO REQUIRED DILUTION **

452
RECEIVED

DEC 6 1993

PARK CITY
MUNICIPAL CORP.

FORD ANALYTICAL LABORATORIES

CHEMICAL AND BACTERIOLOGICAL ANALYSIS

DATE: 12/02/93 CERTIFICATE OF ANALYSIS

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

93-255070

SAMPLE: SOIL SAMPLE FROM 2210 MONARCH, NORTH SAMPLE AREA COLLECTED
11-17-93, 14:50 RECEIVED 11-17-93 FOR LEAD ANALYSIS.

	Results	Method Detection Limit
=====		
- TOTAL METALS mg/kg		
Lead Pb SW 6010	→ 4750	5.00
Temp. deg C at Receipt	10	

[Signature]
FORD ANALYTICAL LABORATORIES

* ND - INDICATES NONE DETECTED *

** < - INDICATES THE SMALLEST QUANTITY DETECTABLE DUE TO REQUIRED DILUTION **

#52
RECEIVED
DEC 6 1993
PARK CITY
PARK CITY CORP.

All reports are submitted as the confidential property of clients. Authorization for publication of our reports, conclusions, or, extracts from or regarding them, is reserved pending our written approval as a mutual protection to clients, the public and ourselves.

PARK CITY

1881

Department of Community Development
Engineering • Building Inspection • Planning

December 9, 1993

RSM Construction
2307 Doc Holiday
Park City, Utah 84060

Dear Ray:

We have received the results back from the lab concerning the soil at 2210 Monarch. The levels of lead are above the acceptable level.

We require that the property be remediated to comply with Park City Ordinance No.88-11.

If you have questions or comments regarding this matter please feel free to contact me at 645-5042.

Sincerely,



Ron Ivie
Building Official

DATE: 05/18/94 CERTIFICATE OF ANALYSIS

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-043440

SAMPLE: SOIL SAMPLE COLLECTED 5-9-94, 14:45 RECEIVED 5-9-94.
2210 MONARCH #2

Results	Method Detection Limit
---------	---------------------------

Lead Pb mg/kg EPA 6010

→ 1570^E

1.00

*too high**Jill W. Kenan*
FORD ANALYTICAL LABORATORIES

* ND - None Detected Above Specified Detection Limit *

Analysis performed by Chemtech.

RECEIVED
MAY 19 1994

PARK CITY
MUNICIPAL CORP.

FORD ANALYTICAL LABORATORIES

CHEMICAL AND BACTERIOLOGICAL ANALYSIS

DATE: 05/18/94 CERTIFICATE OF ANALYSIS

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-043450

SAMPLE: SOIL SAMPLE COLLECTED 5-9-94, 14:45 RECEIVED 5-9-94.
2210 MONARCH #1 BARE LOT

	Results	Method Detection Limit
Lead Pb mg/kg EPA 6010	→ 5650 ± <i>too high</i>	1.00

Joe Workman
FORD ANALYTICAL LABORATORIES

* ND - None Detected Above Specified Detection Limit *
Analysis performed by Chemtech.

RECEIVED

MAY 19 1994

PARK CITY
MUNICIPAL

PHONE (801) 645-5040

Property Address

2210 Monarch

Lot No.

Date

7-7-84

Contractor

RSR

Time

Permit No.

7560

Reason for Inspection

☐ CALLED ☐ ROUTINE ☐ COMPLAINT ☒ PICK UP

Inspection Kind

☐ COMM. ☐ BLDG. ☐ ELEC. ☐ PLBG. ☐ PREINSPECTION
☒ RES. ☐ MECH. ☐ ZONING ☐ FIRE ☐ HOUSING
☐ SPECIAL ☐ SPRINKLER

☐ grading ☐ struct. steel ☐ underground ☐ flush test
☐ footings ☐ masonry ☐ insulation ☐ pressure test
☐ foundation ☐ columns ☐ drywall ☐ water meter
☐ retain wall ☐ frame ☐ susp. ceiling ☐ laterals
☐ slab ☐ rough ☐ trusses ☐ final
☐ rebar ☐ nailing ☐ power ☐ other

RESULTS OF INSPECTION

see comments for explanation

☐ WORK APPROVED ☒ WORK IN VIOLATION
☒ WORK INCOMPLETE

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Need Revised Plans Approved
☐ Building inaccessible/locked. ☐ Approved plans not available.

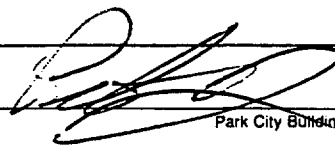
☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical Or Applicable Permits

COMMENTS

→ Soils Test Lead level were Higher than Acceptable.

67200

Signed



Park City Building Inspector

PARK CITY

1881

Department of Community Development
Engineering • Building Inspection • Planning

July 11, 1994

RSM Construction
2307 Doc Holiday
Park City, Utah 84060

Dear Ray:

We have received the second results back from the lab concerning the soil at 2210 Monarch. The levels of lead are above the acceptable level still.

We require that the property be remediated to comply with Park City Ordinance No.88-11.

Thank you for using Return Receipt Service. by July 25, 1994 to resolve this

PS Form 3800, Jur

Postmark or Date

TOTAL Postage & Fees

1560-93

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number

4b. Service Type

☐ Registered

☒ Certified

☐ Express Mail

☐ Insured

☐ COD

☐ Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

DOMESTIC RETURN RECEIPT

PS Form 3811, December 1991 * U.S.G.P.O. : 1992-307-530

Doc Holiday

2210 Monarch

2307 Doc Holiday

84060

Ray

venue • P.O. Box 1480 • Park City, UT 84060-1480
Engineering 645-5020 • Building 645-5040
• FAX (801) 645-5078

CHEMTECH/FORD

ANALYTICAL LABORATORIES

DATE: 08/25/94

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-081720

SAMPLE: SOIL SAMPLE RECEIVED 8-19-94 FOR LEAD ANALYSIS.
2210 MONARCH

	Results	Method Detection Limit
Lead Pb mg/kg EPA 6010	14.6	2.000

Joe W. Foster
FORD ANALYTICAL LABORATORIES

* ND - None Detected Above Specified Detection Limit *

CHEMTECH/FORD

ANALYTICAL LABORATORIES

DATE: 10/10/94

PARK CITY CORP.
P.O. BOX 1480
PARK CITY, UTAH
84060

94-092670

SAMPLE: SOIL SAMPLES RECEIVED 9-30-94 FOR LEAD ANALYSIS.

2640
BUTCH
CASSIDY

2210
MONARCH

METHOD
DETECTION
LIMIT

Lead Pb mg/kg EPA 6010



15.9

129

2.000

John W. Kramer
FORD ANALYTICAL LABORATORIES

* ND - None Detected Above Specified Detection Limit *

OCT 14 1994

#52

IVAN-SMITH ISSUE

- County Health Department house and site assessment
- Medical histories
- City has ordered testing at its own expense

- will be testing for lead paint
- doing in-house sampling
- have lived here since 1987
- will be taking blood samples from entire family
- checking into history of child - has lived elsewhere.

(City has paid for testing)

"FUGITIVE DUST" ISSUE

- Level of compliance (maps)
- Ordinance provisions
- Silver Meadows Estates

comprehensive mitigation plan
conducted special training
independent on-site inspection
dust/air monitors

CONCLUSIONS

- Park City takes this issue seriously; the health and welfare of our citizens, friends and neighbors is of paramount importance
- The City has the will, professionalism and expertise to handle this issue

City adopted a \$1.4 million SID

City adopted Prospector Landscaping Ordinance with EPA and state concurrence

City diligently enforces the ordinances

{ 82% of the properties in Prospector are either certified, capped, or covered with hard surface

City is in the best 'day to day' position to monitor and control

City investigates complaints in a timely fashion

- The City will cooperate to implement reasonable and cost effective programs to assure the safety of this area



PROSPECTOR INVENTORY MAP

- * PROSPECTOR SQUARE SUBDIVISION
- * PROSPECTOR VILLAGE SUBDIVISION
- * PROSPECTOR PARK PHASES I, II, & III SUBDIVISIONS

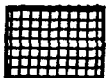
LEGEND FOR MAP EXHIBITS



LOTS CAPPED USING THE SPECIAL IMPROVEMENTS DISTRICT



LOTS CAPPED USING THE SPECIAL IMPROVEMENTS DISTRICT SUBJECT TO PARK CITY REGULATIONS



LOTS WHICH HAVE BEEN TESTED AT OWNERS EXPENSE AND RECEIVED A CITY ISSUED CERTIFICATE OF COMPLIANCE



VACANT LOTS (*all have been capped and sealed*)



PAVED AREAS



LOTS NOT INCLUDED IN THE SPECIAL IMPROVEMENTS DISTRICT AND NOT TESTED OR ISSUED A CITY CERTIFICATE OF COMPLIANCE



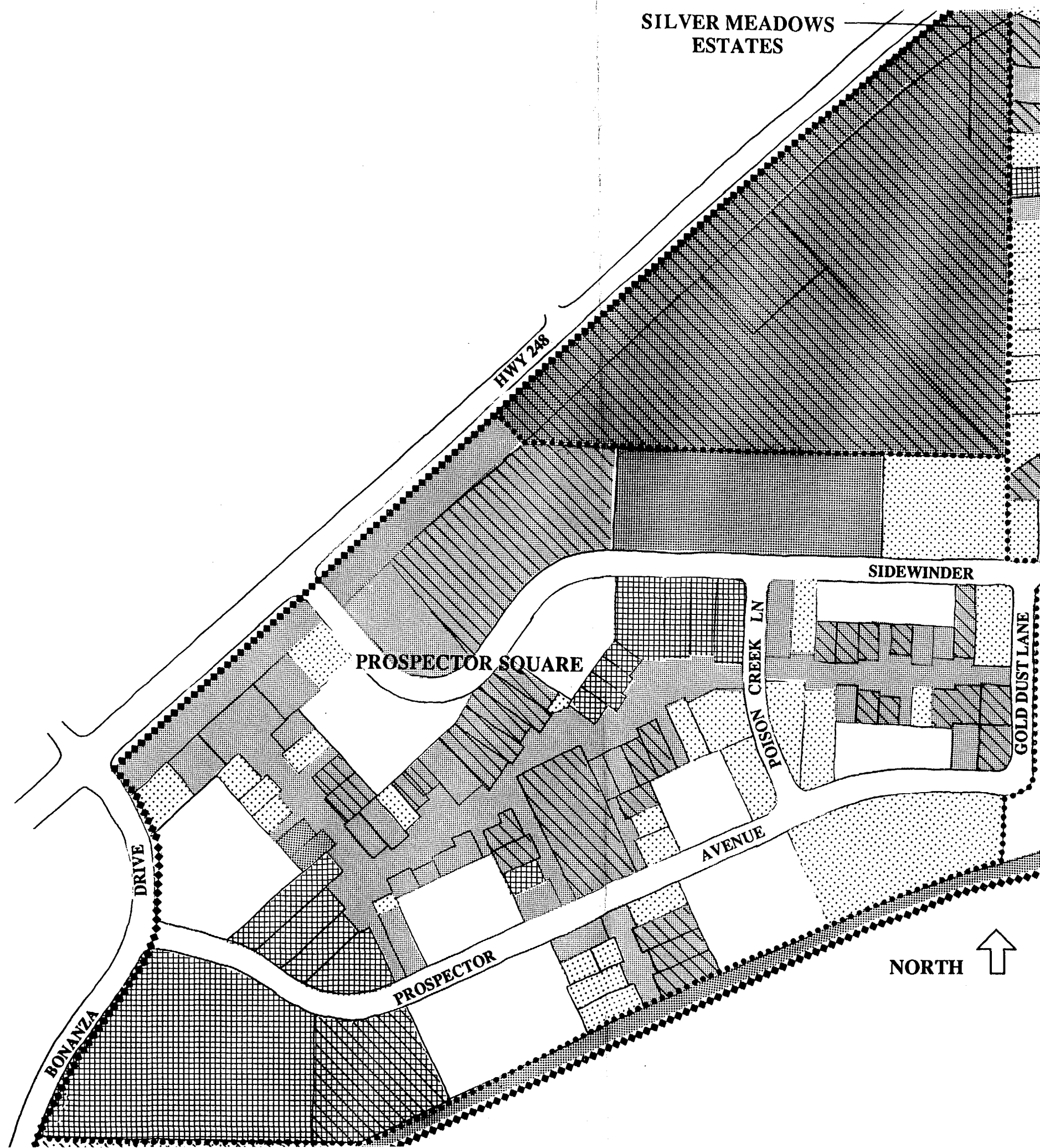
PROSPECTOR INVENTORY AREA



SUBDIVISION BOUNDARIES

* Prospector Square Hotel tested and approved September 20, 1990

December 1994



PROSPECTOR INVENTORY MAP



PROSPECTOR INVENTORY MAP

12/14/94

PARK CITY / PROSPECTOR SQUARE

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